

Staff Summary Report



City Council Meeting Date: 07/17/03

Agenda Item Number: 47

SUBJECT: This is the second public hearing for Thomas Davis Medical Center for a 3rd Amended General Plan of Development and a Final Plan of Development for Lot 1, located at 6301 South McClintock Drive.

DOCUMENT NAME: 20030710dsht04

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **THOMAS DAVIS MEDICAL CENTER** (TDMC Renovation, LLC, property owner) #SGF-2003.49 for a 3rd Amended General Plan of Development for Thomas Davis Medical Center consisting of 62,577 s.f. on 5.52 net acres and a Final Plan of Development for Lot 1 (medical offices) consisting of 29,477 s.f. on 2.39 net acres, located at 6301 South McClintock Drive.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval
Planning Commission – Approval (7-0)

ADDITIONAL INFO: Medical office is an allowed use in the PCC-1 Zoning District and the proposed remodel and site improvements should work well with its surroundings and a benefit to the community. **Note: On July 10, 2003, City Council held the first public hearing for this request.**

ATTACHMENTS:

1. List of Attachments
 2. Comments
 3. Conditions of Approval
 4. History & Facts / Description
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Amended General Plan of Development
 - D. Final Plan of Development
 - E. Landscape Plan
 - F. Elevations
 - G. Floor Plan
 - H. Building Sections
 - I. Aerial Photo

COMMENTS: On May 2000, City Council approved a Final Subdivision Plat for two lots. Lot 1 included the two-story building previously occupied by Thomas Davis Medical Center and an area dedicated for parking and a portion of undeveloped land. Lot 2 was also undeveloped land and dedicated for future sale. Then on January 11, 2001, City Council approved a Final Subdivision Plat to divide lot 1 into two lots (Lots 1 and 3). Anasazi Realty, a new office building, is now located at Lot 2.

This request is now to renovate the existing Thomas Davis Medical Office building and to improve the parking lot and landscaping areas. Since the existing parking available within Lot 1 is not sufficient for medical office space, the Final Plan of Development under this proposal includes 89 spaces available within Lot 3. Lot 3 is contiguous to the east of Lot 1.

The Thomas Davis office building faces McClintock Drive with two primary entry driveways. Although access would also be available from the south, through Lot 2, from Guadalupe Road, circulation onto this site primarily would come from the driveways at Libra Drive and the one along McClintock Drive.

Parking

The owners of the existing office building within Lot 1 were able to purchase an undeveloped piece of land located just east of the Thomas Davis office building. Now all the parking required will be available in Lot 1 and Lot 3.

Landscaping on-site is more than the minimum required by Ordinance and the building height, 28'-4", is lower than the 30' maximum height allowed in the PCC-1 zoning district. The building lot coverage is 16% also less than the 25% required by Ordinance.

Neighborhood

The surrounding neighborhood of this proposed office building remodel includes single family homes to the east, Holy Spirit Catholic Church to the north (north side of Libra Drive), and the Anasazi Realty office building and a convenience store with gas pumps to the south.

Planning Commission Public Hearing (July 8, 2003)

During the public hearing, one neighbor that lives adjacent to the proposed parking lot for the Thomas Davis Medical Center renovation proposal, expressed concerns of not requiring a new masonry fence wall along the property line that is adjacent to their homes. Although the new wall is not a requirement, Planning Commission members felt that the developer should talk to the neighbors and if it is necessary replace the existing fence wall with a new one and to be addressed through the Design Review process. Attached condition #7 should address the neighbors concerns.

The proposed remodel and site improvements should work well with its surroundings and should be a major improvement to a property that has been vacant for many years. Staff recommends approval subject to the attached conditions.

Note: On July 10, 2003, City Council held the first public hearing for this request.

REASON(S) FOR

- APPROVAL:** 1. This proposal, an existing office building, is an allowed use in PCC-1. On-site circulation, landscaping, and the layout of the parking areas should be improved.

**CONDITION(S)
OF APPROVAL:**

1. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
2. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. The Amended General and Final Plan of Development shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
5. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the south, prior to the issuance of a building permit.
6. This proposal shall be approved by the Design Review Board prior to the issuance of a building permit
7. The property owners /developer shall construct an eight feet high masonry fence wall along the east property line of Lot 3, adjacent to the single family homes.
8. The General and Final Plan of Development shall be **recorded on, or before, July 17, 2004** with the Maricopa County Recorder's Office through the City of Tempe Development Services Department. Planning Division staff shall be reviewed details of the document format prior to recordation.

HISTORY & FACTS:

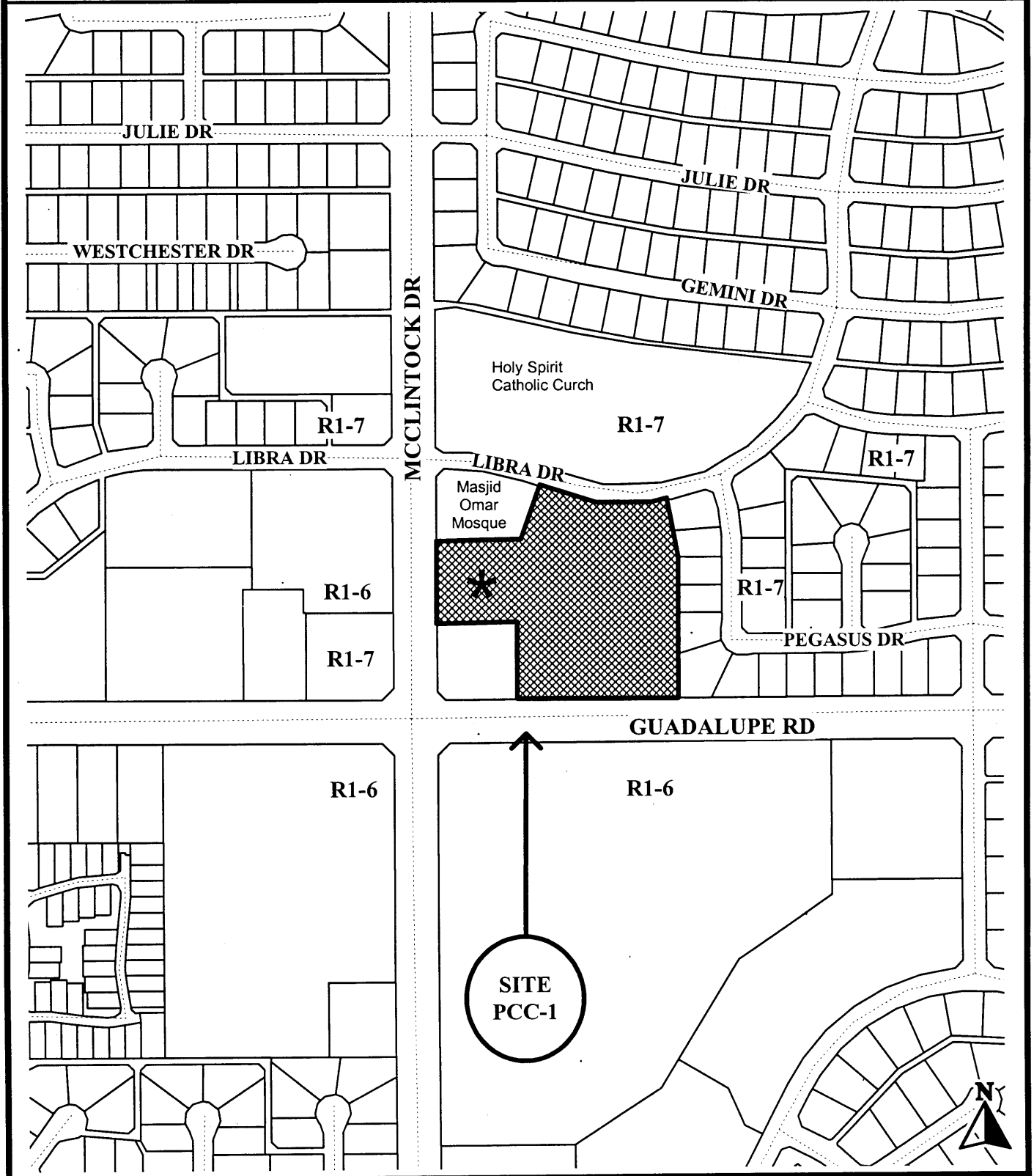
<u>1972.</u>	City Council approved a zoning change from AG, Agricultural to PCC-1 for a commercial center on 7.2 net acres.
<u>July 6, 1983.</u>	Design Review Board approved building elevations, site and landscape plans for
<u>July 16, 1986.</u>	Design Review Board approved building elevations and site plans for Thomas Davis Medical Center, Phase II.
<u>May 11, 2000.</u>	City Council approved a Final Subdivision Plat for two lots on 6.0 net acres.
<u>January 11, 2001.</u>	City Council approved a Final Subdivision Plat for two lots on 3.69 net acres.
<u>June 12, 2001.</u>	Planning Commission approved the 2 nd Amended General Plan of Development for Thomas Davis Medical Center.
<u>August 9, 2001.</u>	City Council approved the 2 nd Amended General Plan of Development for Thomas Davis Medical Center consisting of 61,768 s.f. on 6.36 net acres and a Final Plan of Development for Anazasi Realty consisting of 19,800 s.f. on 1.83 net acres (Lot 2).
<u>November 26, 2002.</u>	Planning Commission accepted the withdrawal of a request by Thomas Davis Medical Center for a 3 rd Amended General and Final Plan of Development, including one use permit and one variance.
<u>June 10, 2003.</u>	Planning Commission approved this request on their consent agenda but due to a public notification error, public hearing was been scheduled for the July 8, 2003 Planning Commission public hearing.
<u>July 8, 2003.</u>	Planning Commission approved a 3 rd Amended General Plan of Development for Thomas Davis Medical Center consisting of 62,577 s.f. on 5.52 net acres and a Final Plan of Development for Lot 1 (medical offices) consisting of 29,477 s.f. on 2.39 net acres.
<u>June 10, 2003.</u>	City Council held the first public hearing for this request.

DESCRIPTION: Owner – TDMC Renovation, LLC (Steve Linnerson, MD)
Applicant – Yin Pang
Architect – Deardorff Pang & Weymiller, Inc.
Existing zoning – PCC-1
Total site area – 6.36 net acres (Lots 1, 2, and 3)
Total building area – 61,768 s.f. (Lots 1, 2, and 3)

Lot #1 (Thomas Davis Office Building)
Site Area – 2.39 net acres
Building Area – 29,477 s.f.
Maximum allowed lot coverage – 25%
Provided lot coverage – 16%
Minimum required landscape – 15%
Landscape provided – 27%
Parking required – 197 spaces
Total Parking provided – 197 spaces (Lots 1 and 3)
Bicycle parking required – 10 spaces
Bicycle parking provided – 10 spaces

TDMC RENOVATION

SGF-2003.49



Location Map

A



Deardorff Pang
& Weymiller, Inc

MAY 9 2003

9 May 2003

**PROPOSED RENOVATION of former THOMAS-DAVIS MEDICAL CENTER
6301 S. McCLINTOCK DRIVE**

LETTER OF EXPLANATION:

Lot 1, site of the former Thomas-Davis Medical Center, is the subject property of this application for a THIRD AMENDED GENERAL PLAN OF DEVELOPMENT FOR THOMAS-DAVIS MEDICAL CENTER and FINAL PLAN OF DEVELOPMENT FOR TDMC RENOVATION LLC.

The proposed renovation on Lot 1 is comprised of the remodel of about 29,477 gross square feet of interior space into medical offices, the conversion of roof space over the covered entry into exterior balcony for office staff, the addition of a covered play area for a pediatric office, the repair and refinish of exterior elevations, and the remodel and upgrade of landscaping and other site elements to enable substantial compliance with current city codes and ordinances.

Grading and drainage will remain as originally approved.

LOT 1 PROJECT DATA

Proposed Use:	Medical Offices
Area:	104,298 sq. ft. or 2.39 acres
Zoning:	PCC-1
Building Area:	2 Stories/ approx. 29,477 total gross sq. ft. interior, 1,647 sq. ft. covered entry, and 700 sq. ft. covered play area.
Building Coverage:	Approx. 16%
Landscape Area:	Approx. 27%
Occupancy Type:	B
Construction Type:	II N with A.F.E.S.
Parking Required:	197
Parking Provided:	108 On-site. 89 Off-site at contiguous Lot 3
	<hr/> 197 Total provided.
Bike Parking:	10 Required. 10 Provided.

Lot 1, site of the former Thomas-Davis Medical Center has always been a medical office project. Its prior, Second Amendment to the General Plan of Development reclassified it to general office, reducing the number of required parking from 197 to 119 spaces. The redesign of the site to comply with current site development requirements yielded 108 spaces on-site. The prior-approved Site Plan (Second Amendment) which showed 119 spaces did not take into

7502 East
Monterey Way
Scottsdale AZ
85251-6961

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Fax 663.0707

account any spaces which would be lost to upgrade the site for compliance with current requirements for landscape islands, etc.

Lot 3, which is also owned by TDMC Renovation LLC, will be improved as necessary to accommodate the balance of 89 parking spaces required for Lot 1. A total of 98 spaces will be provided at this lot.

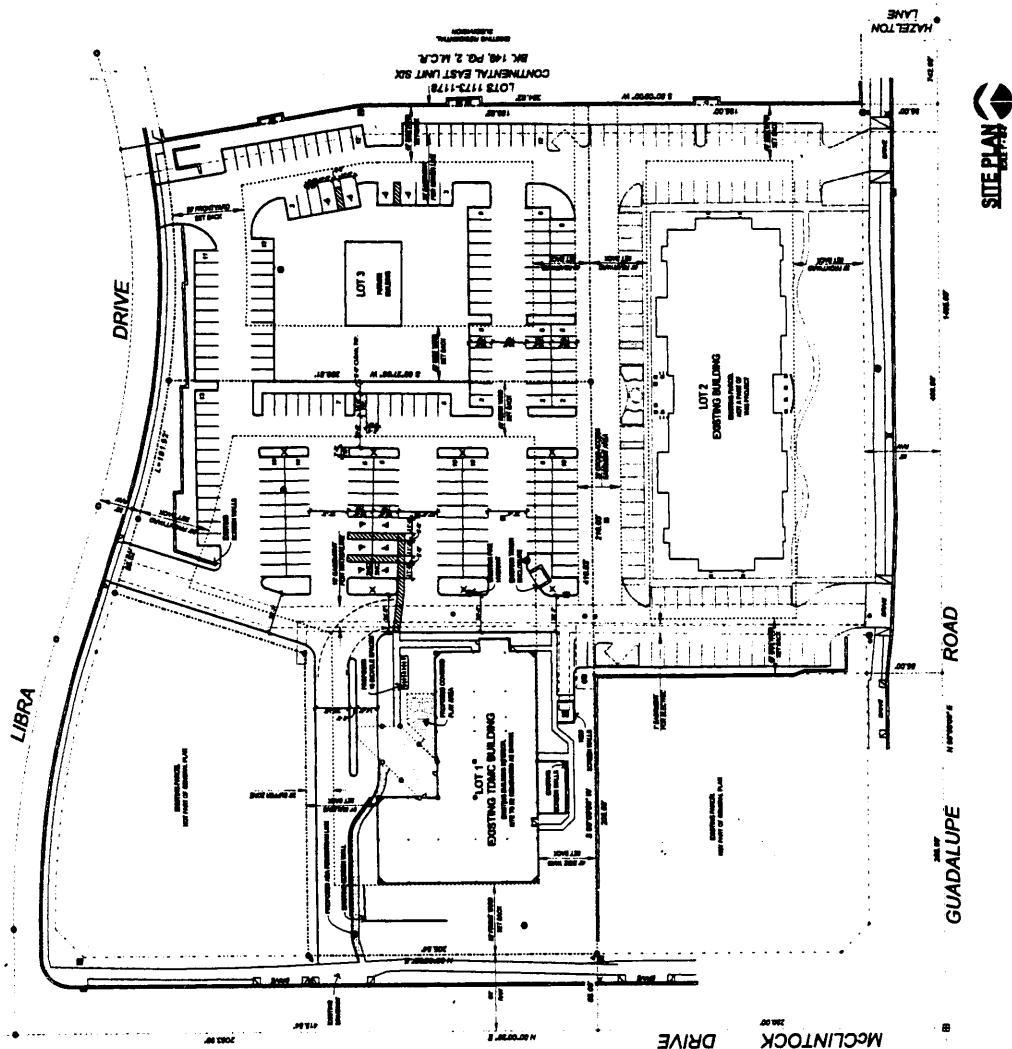
The proposed renovation will restore use and value to a long-abandoned piece of property, take away the attractive nuisance which has contributed to ongoing vandalism, as well as re-establish esthetics and safety to the neighborhood.

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THIRD AMENDED GENERAL PLAN OF DEVELOPMENT
for
THOMAS-DAVIS MEDICAL CENTER



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FINAL PLAN OF DEVELOPMENT for TDMC RENOVATION

SITE DATA:

LOT 1

OWNER:
TDMC RENOVATION, L.L.C.
2501 N. 14TH AVENUE
PHOENIX, ARIZONA 85018
CONTACT: ROCK REMBERG
PHONE: (602) 944-1111
BUILDING ADDRESS:
4301 S. MACCLINTOCK DRIVE
TEMPE, ARIZONA 85283

SITE AREA:
GROSS SITE AREA
NET SITE AREA
ZONING:
BUILDING AREA
GROSS FLOOR AREA

FLOOR AREA DATA:

EXISTING TDMC BUILDING / NET SITE AREA
LOT COVERAGE
BUILDING COVERAGE / NET SITE AREA
PARKING REQUIRED:
29,477 S.F. (11 SPACES PER 180 S.F.)
PARKING PROVIDED:
ON-SITE
OFF-SITE (AT CONTIGUOUS LOT 3, OWNED
BY TDMC RENOVATION, L.L.C.)

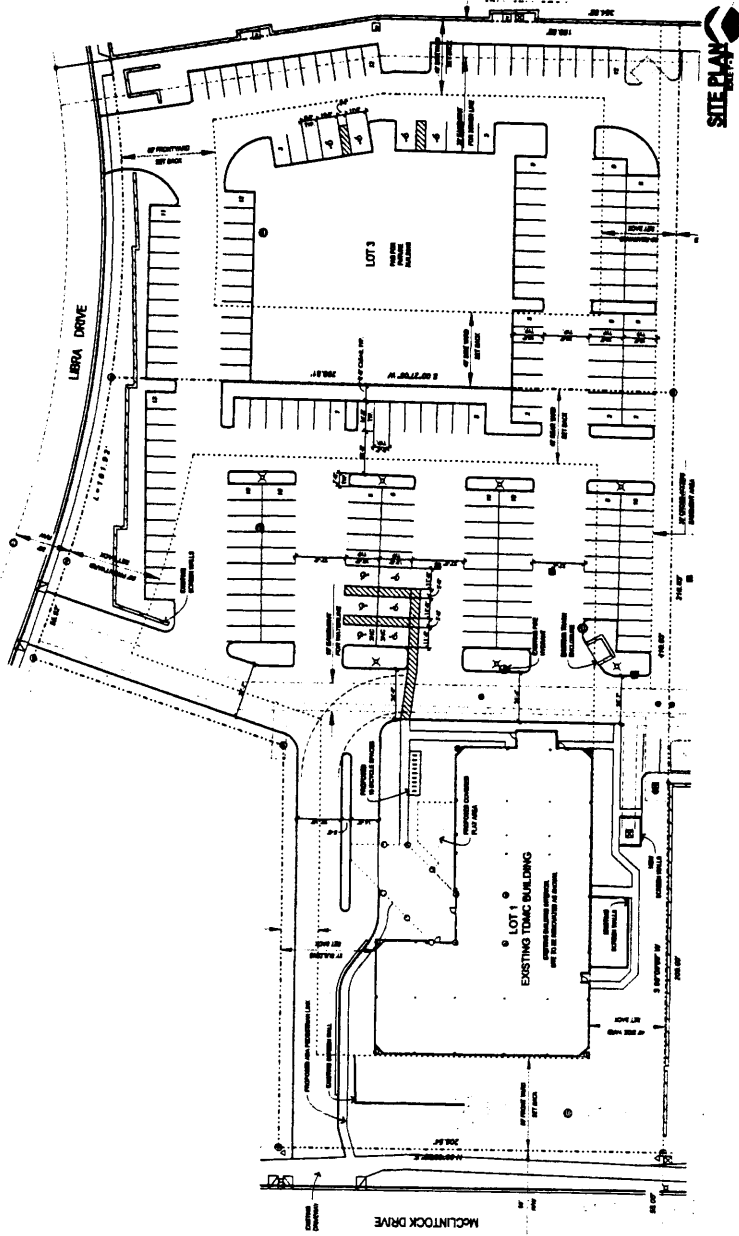
ACCESSIBLE PARKING:
REQUIRED PER ADA (1:5.04)
TOTAL PROVIDED
BICYCLE PARKING:
REQUIRED (1 SPACE PER 3,000 S.F.)
LANDSCAPED AREA:
REQUIRED (15% OF NET SITE AREA)
PROVIDED (27%)
BUILDING:
OCCUPANCY
FLOOR ELEVATION
PARKED FLOOR ELEVATION
BUILDING HEIGHT:
BUILDING SETBACKS REQUIRED/PROVIDED:

CONSTRUCTION TYPE:

LOT 3

OWNER:
TDMC RENOVATION, L.L.C.
2501 N. 14TH AVENUE
PHOENIX, ARIZONA 85018
CONTACT: ROCK REMBERG
PHONE: (602) 944-1111
BUILDING ADDRESS:
4301 S. MACCLINTOCK DRIVE
TEMPE, ARIZONA 85283

SITE AREA:
GROSS SITE AREA
NET SITE AREA



1. ALL EXISTING MECHANICAL AND COMMUNICATIONS EQUIPMENT SHALL BE REMOVED FROM THE SITE. ANY EQUIPMENT REMAINING SHALL BE LOCATED WITHIN THE EXISTING BUILDING OR REMOVED TO ANOTHER LOCATION. ANY EQUIPMENT REMAINING SHALL BE REMOVED TO ANOTHER LOCATION.
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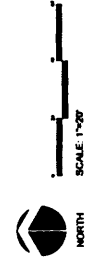


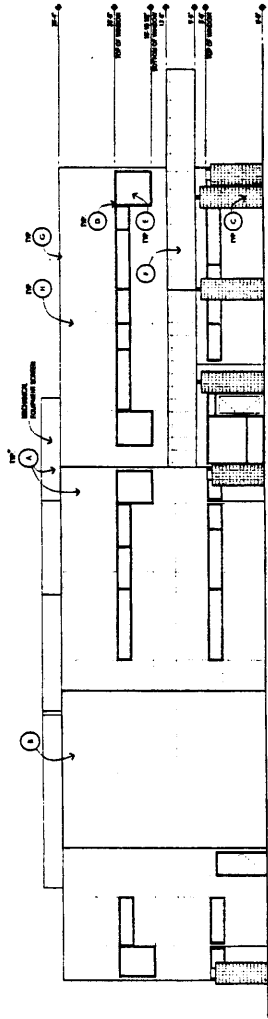
DAVIDOFF PONG & WEYMILLER, INC.
1902 West McDowell Parkway, Suite 100, Phoenix, AZ 85006
PH: (602) 944-1111
FAX: (602) 944-1112
WWW.DPW.COM

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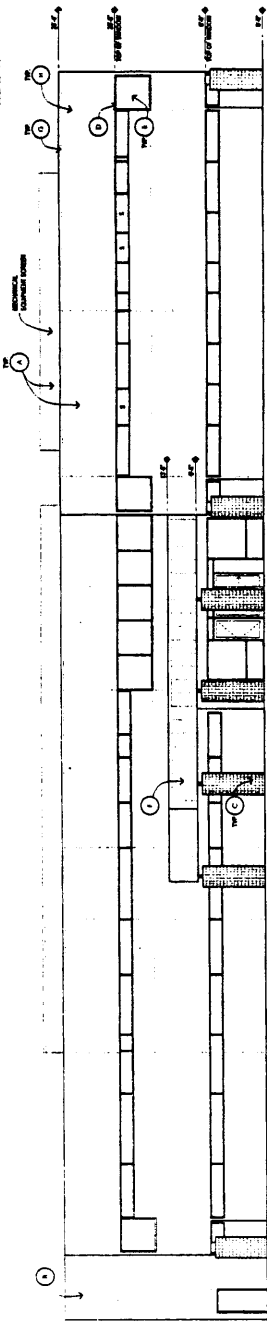
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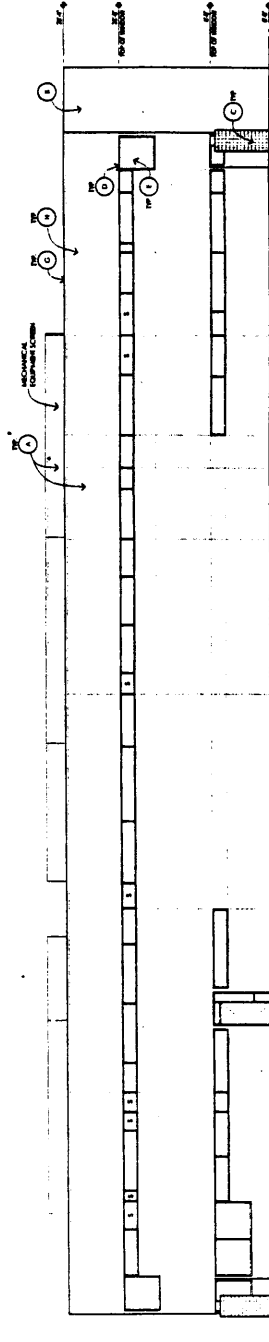
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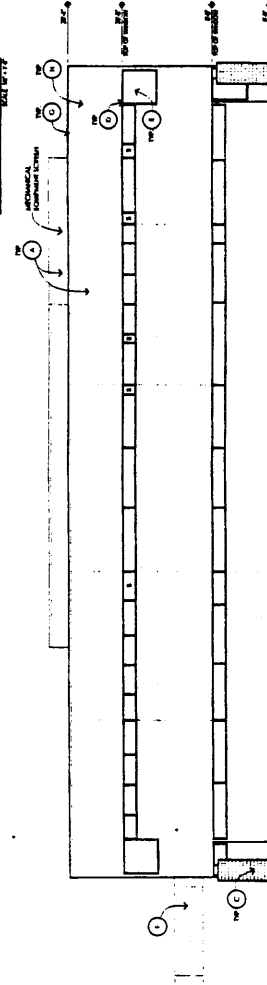
EAST ELEVATION
EXISTING



NORTH ELEVATION
EXISTING



SOUTH ELEVATION
EXISTING



WEST ELEVATION
EXISTING

(ELEVATIONS OF EXISTING BUILDING)

- 1. DEMOLITION OF EXISTING BUILDING
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DP & W Dandridge Pung & Weymiller, Inc.
ARCHITECTS
1000 West Broadway, Suite 1000
New York, NY 10014
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Fax: 212-691-1001
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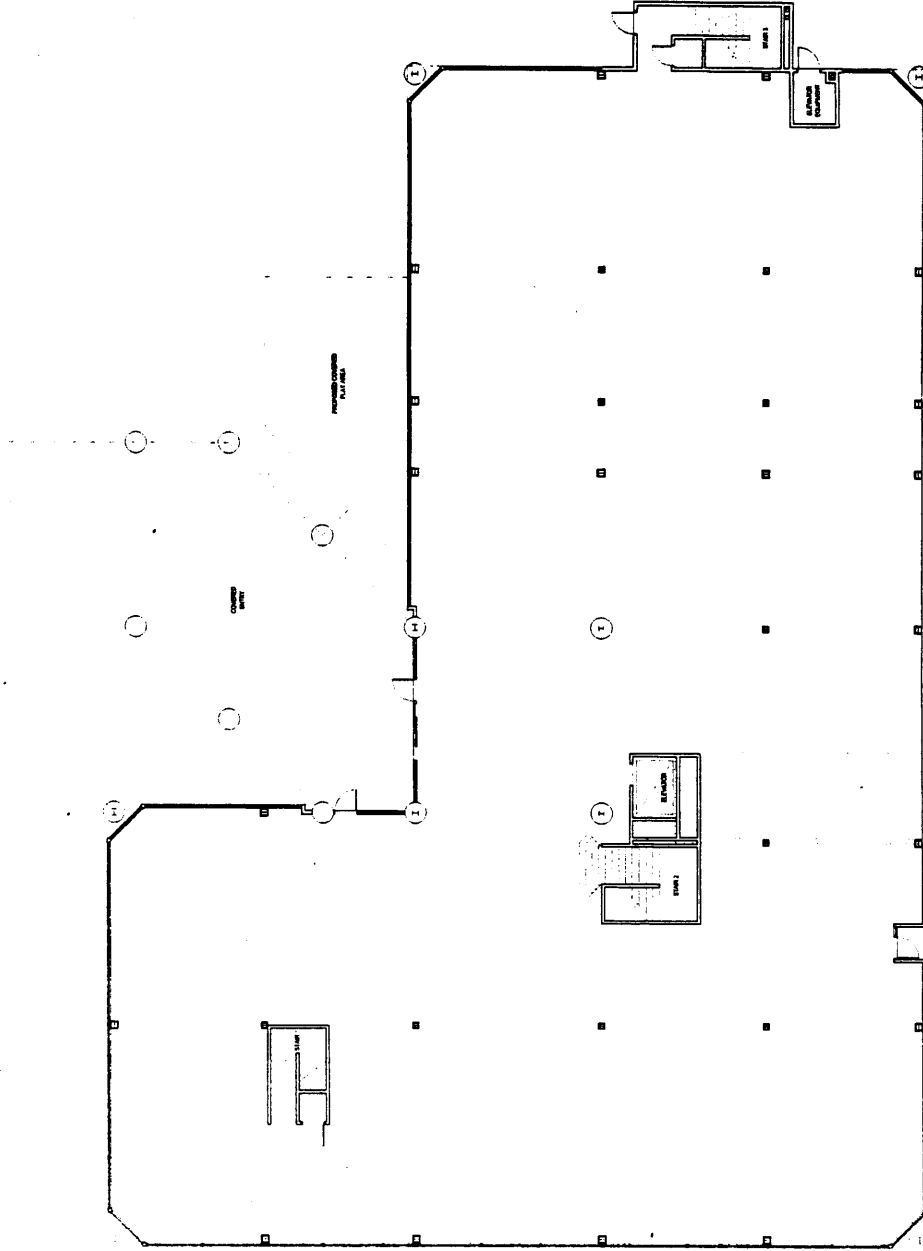
GPD6
GENERAL PROJECT DATA
PROJECT NAME: TDMC RENOVATION
PROJECT LOCATION: 1000 West Broadway, Suite 1000
PROJECT NUMBER: GPD6
DATE: MAY 9 2003

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TDMC RENOVATION



FIRST FLOOR PLAN
TDMC RENOVATION

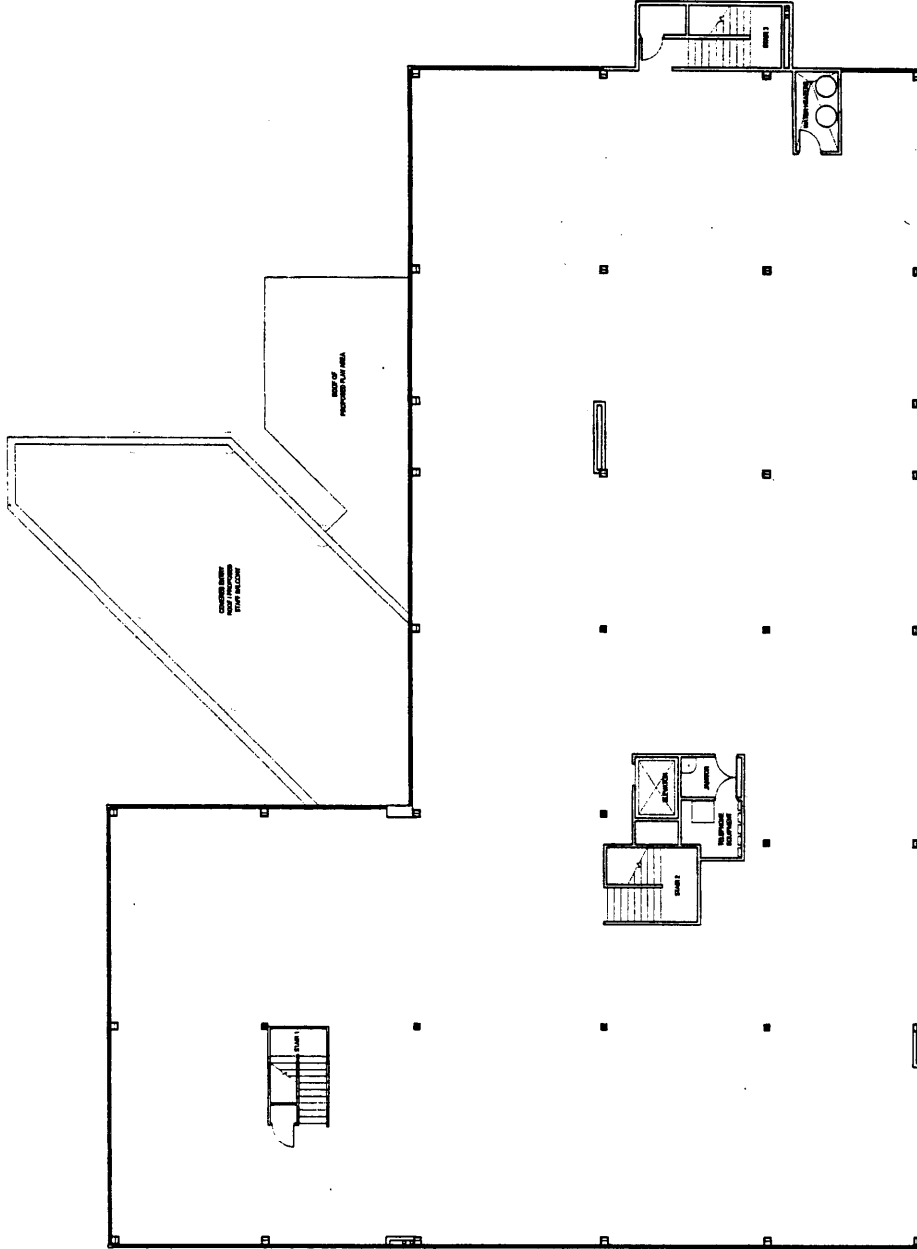
DP
Dankert, Papp & Wernicke, Inc.
ARCHITECTS
1000 East Main Street, Suite 100, New York, NY 10002
Tel: (212) 691-1000
Fax: (212) 691-1001
www.dankert.com

GPD4
1000 East Main Street, Suite 100, New York, NY 10002
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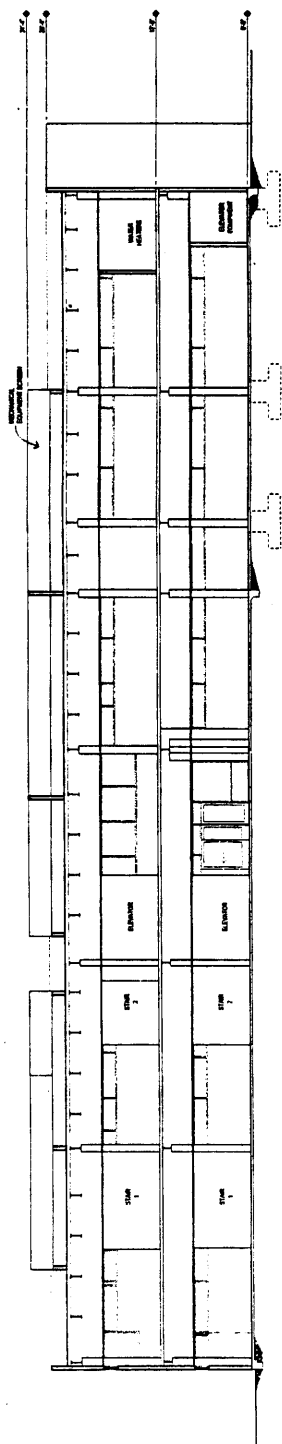
SECOND FLOOR PLAN
TDMC RENOVATION

D&W Darduff Pong & Weymiller, Inc.
ARCHITECTS
1000 East Main Street, Suite 100, Raleigh, NC 27601
919.833.1000
www.dandw.com

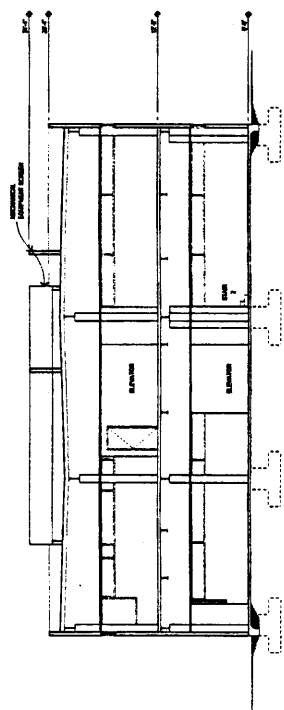
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SECTION A



SECTION B

(CROSS SECTIONS OF EXISTING BUILDING)

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